



PURPOSE OF MEETING

- Describe vision for property and where we are in the process
- Explain operations of ReSource, CHaRM, and Eco-Cycle
- Review draft concept plan for Phase 1 and Phase 2
- Get neighborhood input before taking concept plan to Planning Board
- Describe next steps



VISION STATEMENT

Use the property to move the community closer to Zero Waste.

WHAT IS ZERO WASTE?

The guiding principles of zero waste are:

- managing resources instead of waste
- conserving natural resources through waste prevention and recycling
- turning discarded resources into jobs and new products instead of trash
- promoting products and materials that are durable and recyclable
- discouraging products and materials that can only become trash after their use

6400 ARAPAHOE ROAD



GOALS OF THE PROJECT

1. Be a good neighbor
2. Enhance the property - particularly at the perimeter
3. Maximize efficiencies in the site and in the buildings
4. Be fiscally responsible
5. Improve operating conditions for intended non profit tenants (ReSource, CHaRM, Eco-Cycle)
6. Evaluate additional waste reduction opportunities



EXPRESSED NEIGHBORHOOD AND STAKEHOLDER CONCERNS

1. Protections for Sombrero Marsh
(run-off, visual buffer, noise)
2. Traffic and site access
3. Noise (back-up “beeps”)
4. Dust
5. Blowing trash and debris
6. Visual impacts
7. Cost of property
8. Limit hours of operation to 9-5
9. Industrial use at gateway or entrance
into Boulder
10. No heavy construction and demolition and
no hazardous materials on the property
11. Remainder parcel uses - retain parcel for city
uses
12. Adequate landscape screen on perimeter of
property

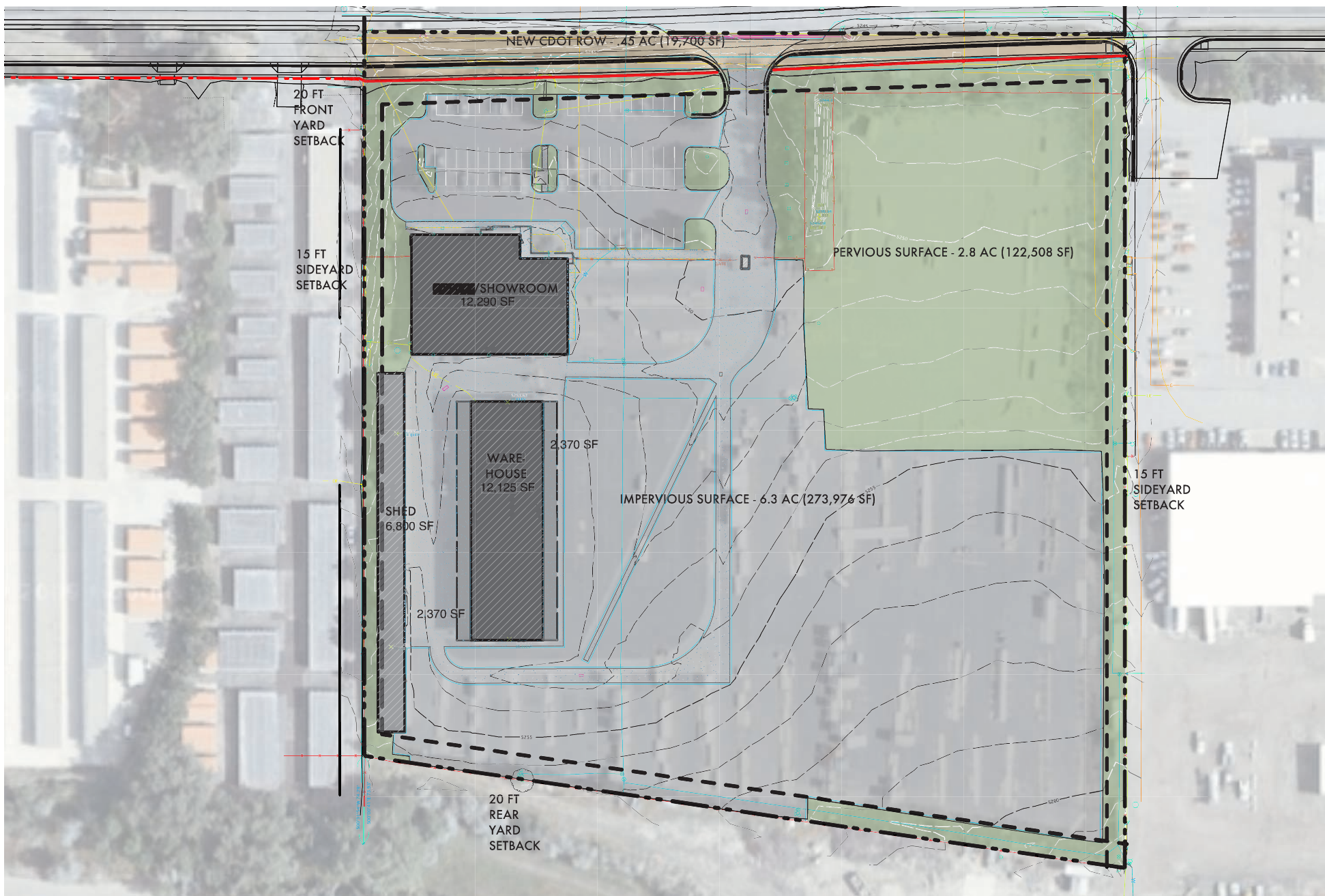
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NEIGHBORHOOD MEETING #2

JULY 7, 2010



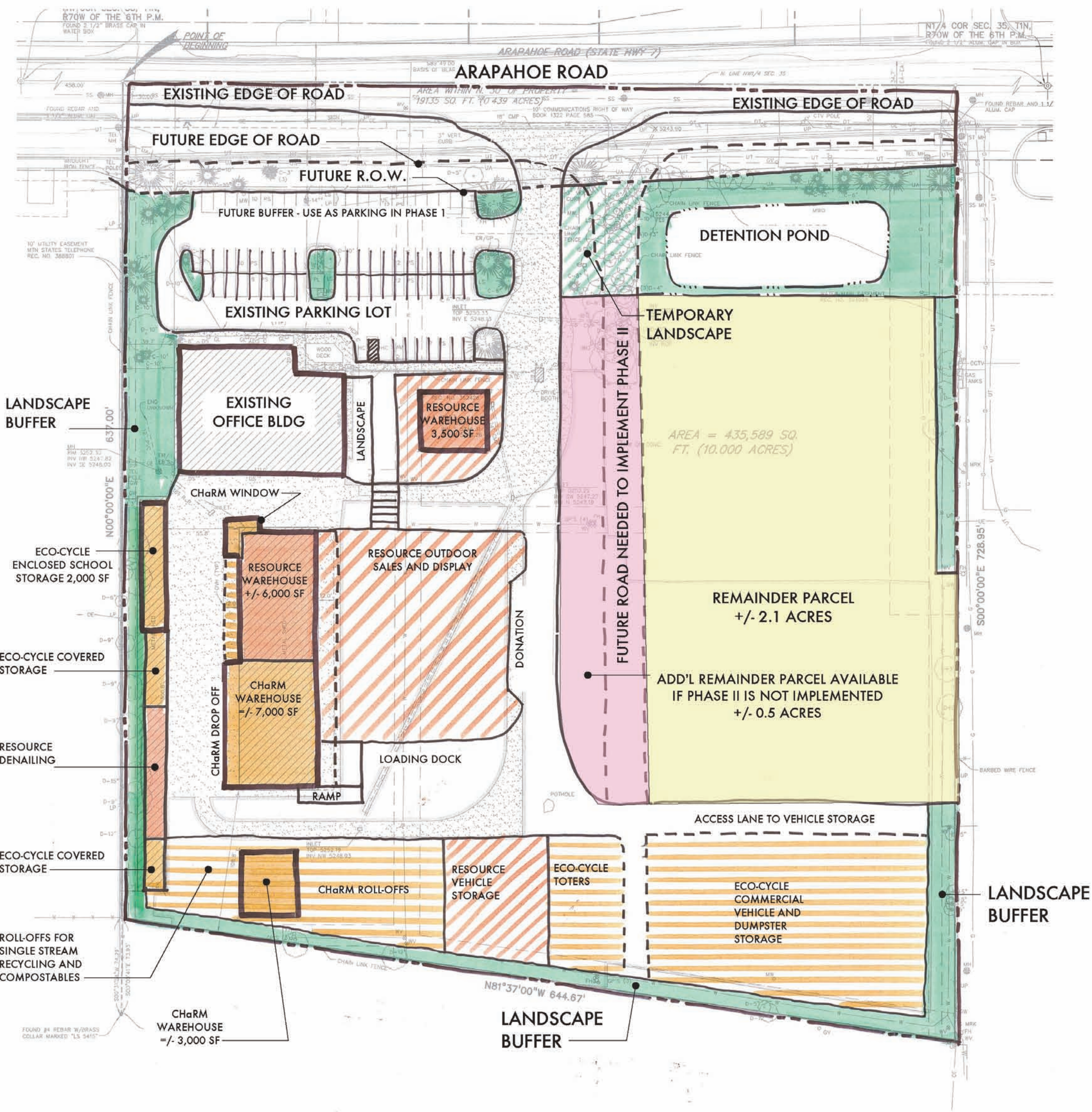
THE PROPERTY



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CONCEPT PHASE I

MAY 6, 2010

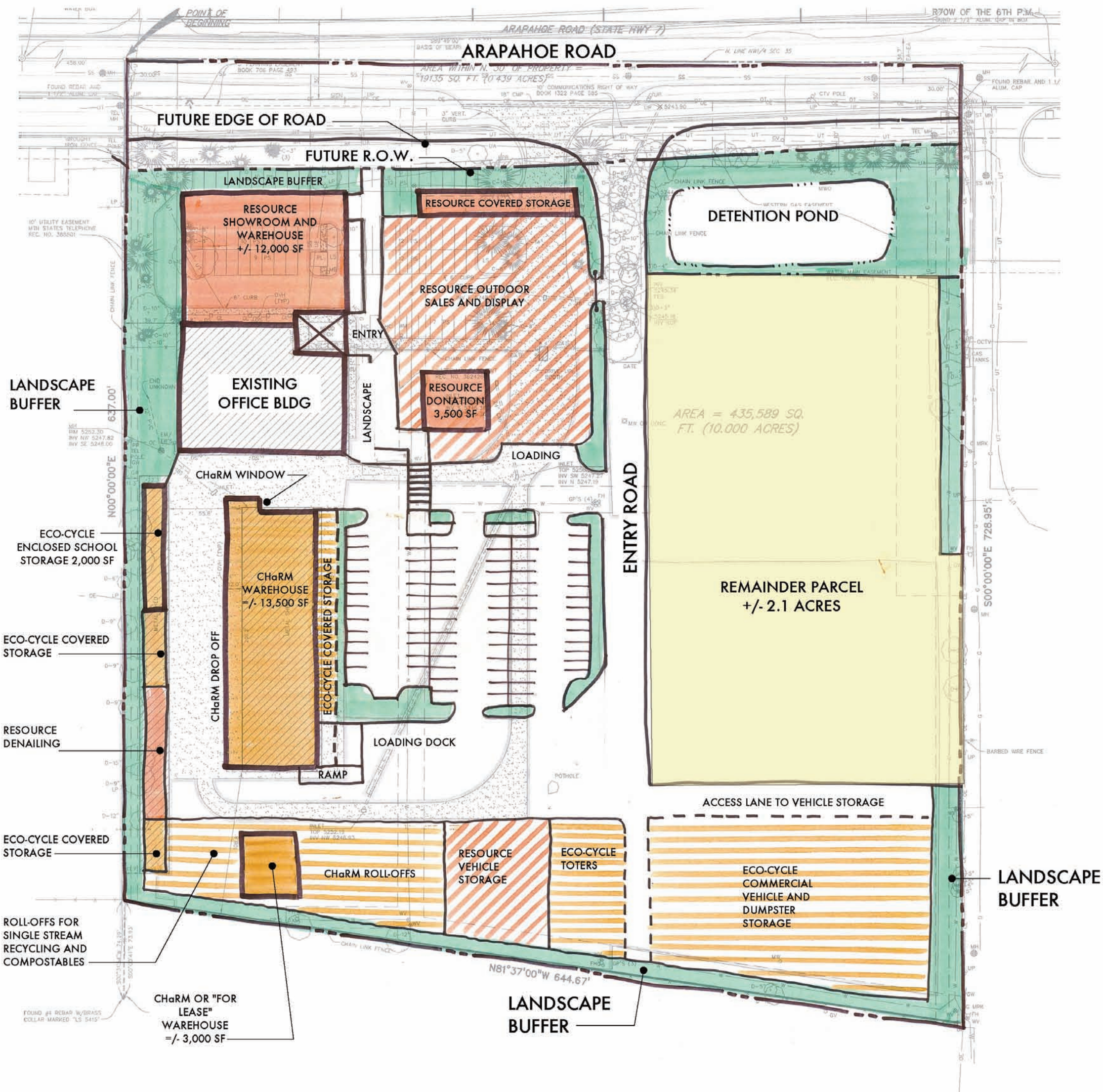
STUDIOTERRA, INC
DREXEL BARRELL
PEH ARCHITECTS



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NEIGHBORHOOD MEETING #2

JULY 7, 2010



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CONCEPT PHASE II

MAY 6, 2010

STUDIOTERRA, INC
DREXEL BARRELL
PEH ARCHITECTS

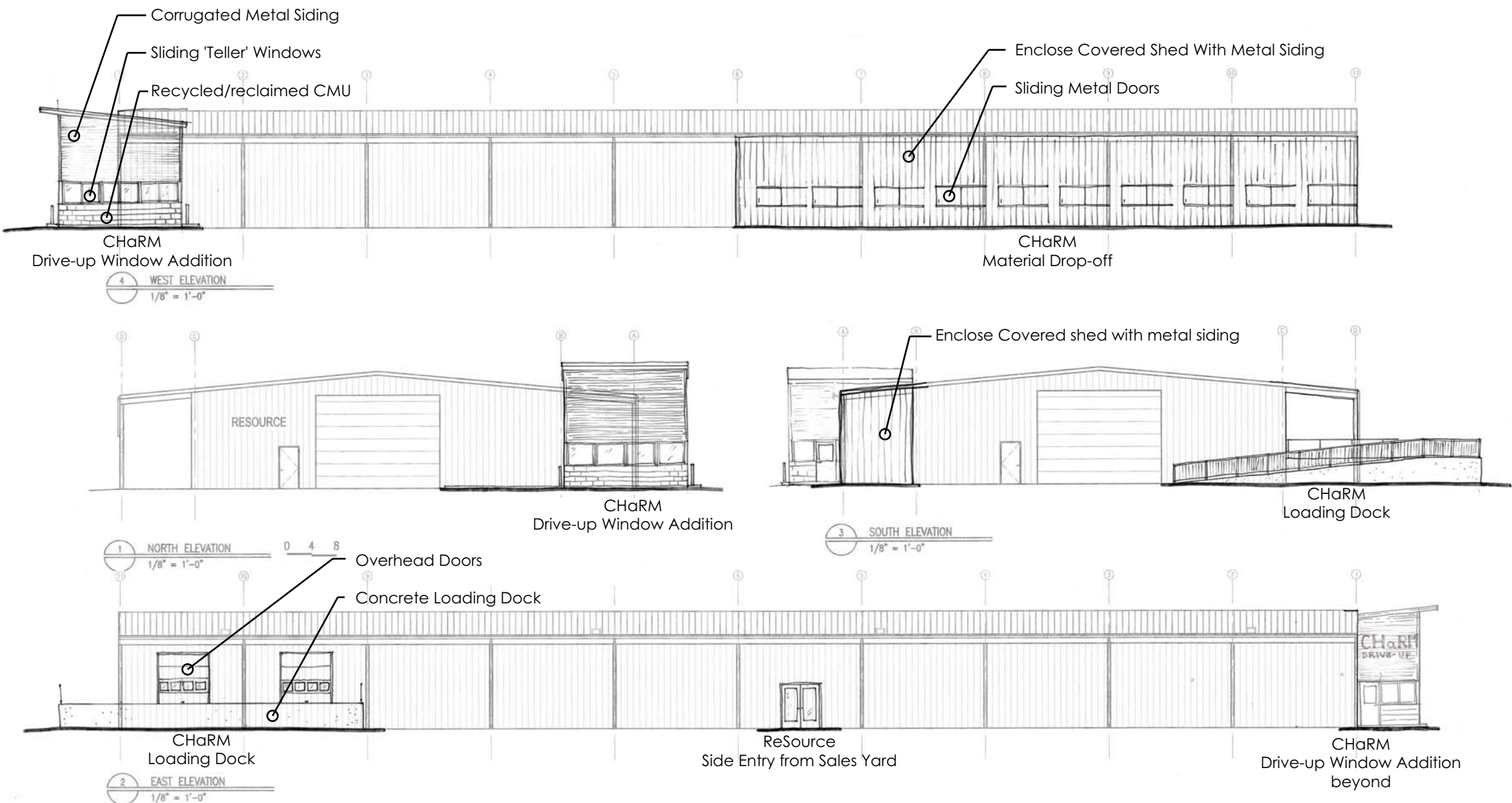
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PHASE I
ARCHITECTURAL CONCEPTS



View of CHaRM Drive Up Window Addition



Existing Warehouse Remodel



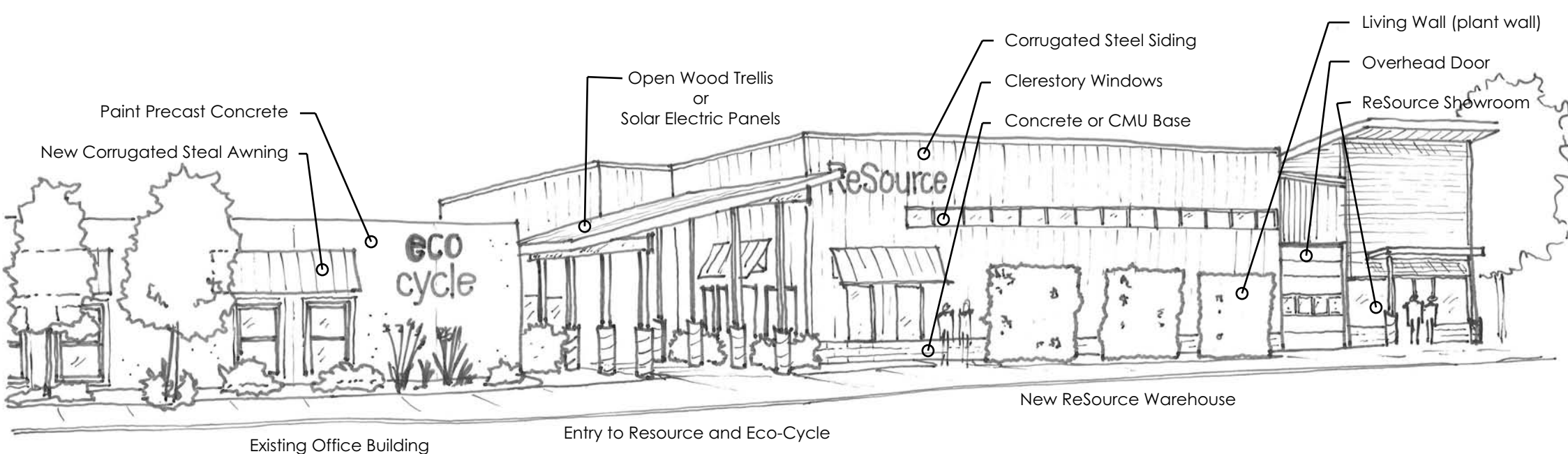
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NEIGHBORHOOD MEETING #2

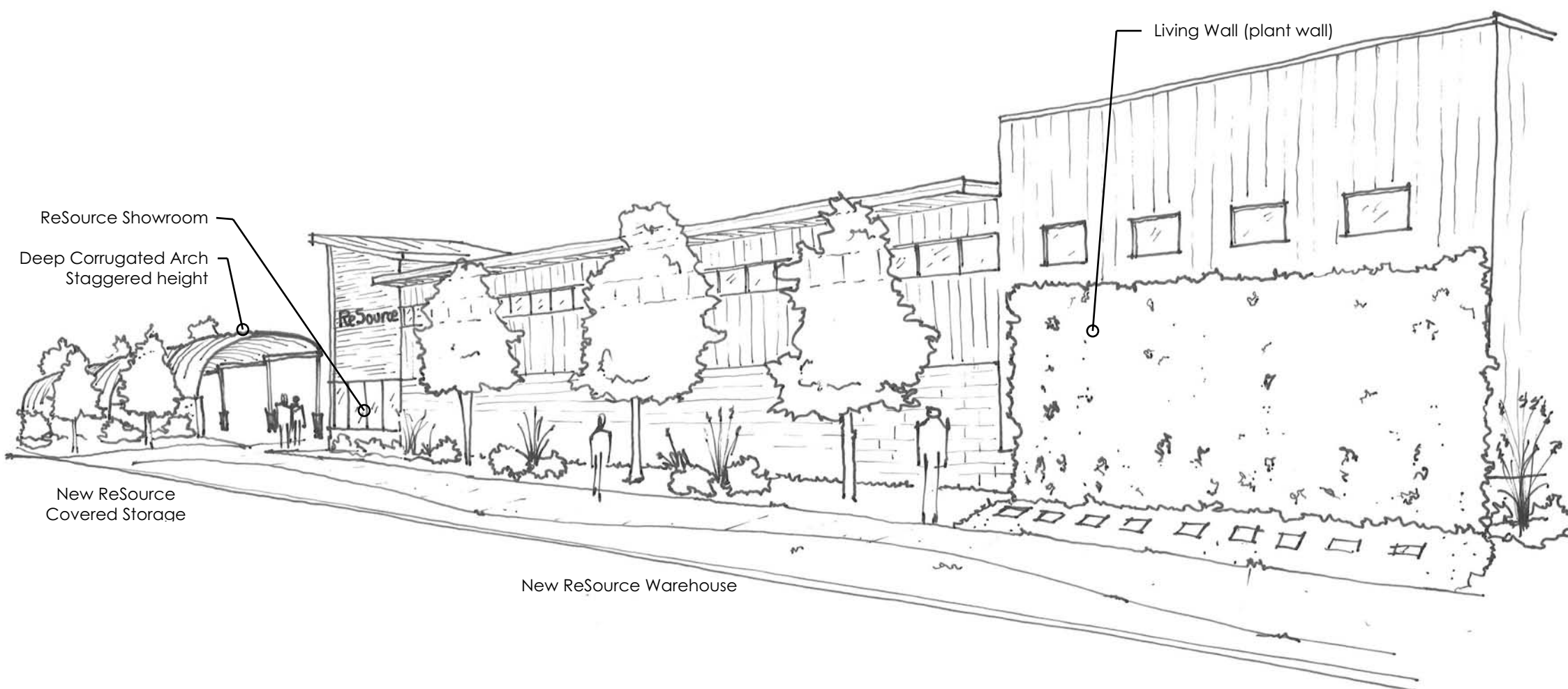
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PHASE II ARCHITECTURAL CONCEPTS



View from ReSource Sales Yard



View from Arapahoe Avenue



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WHAT CITY COUNCIL SAID ABOUT THE DRAFT CONCEPT PHASE I AND II

- Concerned about costs (site & building improvements and land value)
- Wants to maintain flexibility with property, but interested in retaining eastern part of property
- Wants to look for partnering and cost-sharing opportunities with other organizations and local governments
- Wants to understand how this project fits in with all other city and specifically Trash Tax funded priorities

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PHASE 1 LESSEES OF 6400 ARAPAHOE ROAD



ReSource, one of three areas of operation of the Center for Resource Conservation, a 501(C)(3), provides the following services: architectural salvage and deconstruction; pick-up and delivery; donation services; reclaimed building material for sale to the public.

Description of Current ReSource Operations at 6400 Arapahoe:

- Office operations for ReSource.
- Typical lumber yard operations.
- Customer drop-off of donated materials.
- Used and new building materials received from the public, processed as needed, and staged for re-sale. Staging can occur in the warehouse, under the covered storage, and on the asphalt area immediately east of the warehouse.
- Hours of operation: Monday-Saturday 9-5, Sunday 11-4.
- During hours of operation, a forklift, trucks and trailers are used.
- Woodworking shop, located in the warehouse.

6400 ARAPAHOE ROAD

NEIGHBORHOOD MEETING #2

JULY 7, 2010



PHASE 1 LESSEES OF 6400 ARAPAHOE ROAD



ECO-CYCLE MISSION: We are "Working to Build a Zero Waste Community." Eco-Cycle is partnering with individuals, schools, businesses, governments and event organizers to make ours a model Zero Waste community for the world.

Eco-Cycle's offices and commercial recycling and zero waste operation can move to 6400 Arapahoe Road when Annexation, Site Review and Building Permitting processes are completed. Operations at the new site will include office functions, trucks and storage of dumpsters, roll-offs, and recycling containers ("toters").

About Eco-Cycle:

- is Boulder's community recycling processor. For 33 years, they have processed the community's recyclables, and continue to do so as the operator of the county-owned Boulder County Recycling Center.
- provides business recycling collections to more than 800 Boulder County businesses.
- works to constantly create new recycling opportunities, such as the CHaRM, Colorado's first community recycling center for electronic waste (see CHaRM information).
- provides educational programs to over 25,000 kindergarten through 12th grade students in approximately 1000 Boulder Valley and St. Vrain Valley classrooms annually.
- operates recycling drop-off centers throughout the County.
- provides educational services for the community, including a hotline to answer recycling and waste reduction questions.

6400 ARAPAHOE ROAD



PHASE 1 LESSEES OF 6400 ARAPAHOE ROAD

CHaRM

Eco-Cycle / City of Boulder

Center for Hard-to-Recycle Materials

CHaRM is Eco-Cycle and the City of Boulder's Center for Hard-to-Recycle Materials. CHaRM will move to 6400 Arapahoe Road when Annexation, Site Review and Building Permitting processes are completed. Operations at the new site will include drop-off areas for materials collected by CHaRM; indoor processing of styrofoam; indoor baling of plastic bags and other materials, temporary storage and transfer of donated materials, including electronics.

A loading dock, vehicle storage, and roll-offs will be located at the property.

About CHaRM:

- Current hours of operation are Monday-Saturday 9-4
- Vehicles are charged \$3/vehicle and other fees are charged on some materials to help offset recycling costs
- CHaRM on the Road is a collection program for hard-to-recycle materials from businesses
- CHaRM employs adults with disabilities through the IMAGINE! program for its' book shearing and recycling program

6400 ARAPAHOE ROAD



STAKEHOLDER INPUT - March 18, 2010

Boulder Valley School District, Thorne Ecological Institute, Boulder County, Colorado Department of Transportation, City of Boulder Environmental Advisory Board, Boulder County Resource Advisory Board, Waste Reduction Industry Professionals, Eco-Cycle, Center for Resource Conservation

- No heavy Construction and Demolition (C and D) (aggregates) will occur on this property.
- Educational Opportunities with BVSD and Thorne Ecological Institute
- Additional Waste Reduction Opportunities highly needed, including:
 - non-aggregate ("soft") C and D sorting, staging, and transfer facility (such as asphalt shingles)
 - de-nailing facility, green woody waste (beetle kill, urban trees) staging and perhaps processing
 - firewood drop-off with free pick-up
 - infrastructure for small business start-ups - especially green tech and materials re-use industries
 - repair and innovation center (would be a function of CHaRM), utilizing materials dropped off at the facility
 - Woodworking center (would be a function of ReSource) utilizing reclaimed lumber for furniture and other built items
- CDOT Arapahoe Road improvements (Cherryvale to 75th) will likely be constructed in 2012 and include a center turn lane at the entry to 6400 Arapahoe and an additional through lane in each direction

NEIGHBORHOOD MEETING #2

JULY 7, 2010



TONIGHT

- *Neighborhood Meeting #2*

NEXT STEPS

- Planning Board holds **public hearing** on Concept Submittal (Tentatively scheduled for Fall 2010)
- City prepares updated **Management Plan for Waste Reduction** (Fourth Quarter 2010)
- Team develops **Site Review, Use Review and Annexation** materials (First Quarter 2011)
- Draft Site Review plans are **reviewed with the public** (*Neighborhood Meeting #3*) prior to submittal to the City.
- Planning Board holds **public hearing** on Site and Use Review (date to be determined)
- City Council holds **public hearing** on Annexation (date to be determined)
- Team develops **Technical Documents and Building Permit** materials on approved Site Review.
- Identified improvements are made to allow Eco-Cycle and CHaRM to move to the property.

6400 ARAPAHOE ROAD